



Brixham Road, Paignton, TQ4 7BD

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## £375,000 Freehold

Located on Brixham Road, Paignton this **TWO BEDROOM DETACHED BUNGALOW** presents an excellent opportunity for buyers seeking a property with potential, offered for sale with **NO ONWARD CHAIN**.

Requiring some updating and refurbishment, the home provides a solid foundation for improvement and personalisation, making it ideal for those looking to create a bespoke living space in a well-connected coastal setting.

Approaching the property, a brick-paved driveway offers generous off-road parking along with convenient turning space. A small, landscaped front garden adds initial kerb appeal, while gated access and pathways on both sides of the bungalow lead through to the rear. It is here that the property truly distinguishes itself, with an unexpectedly large garden that will particularly appeal to keen gardeners. Although currently in need of tidying and general maintenance, the garden is thoughtfully arranged with expanses of lawn, two ponds, and a wide variety of mature shrubs and plants. There is also a designated kitchen garden area, along with a summerhouse, greenhouse, and a substantial garden shed/workshop. A raised decking area at the rear provides an ideal spot for outdoor entertaining and enjoys distant glimpses of the sea and coastline beyond.

Internally, the property offers well-proportioned accommodation. A spacious entrance conservatory creates a welcoming first impression and leads into the main hallway.

The lounge is a generous, double-aspect room featuring a fireplace with a fitted gas fire, providing a comfortable focal point. French doors open into large conservatory that overlooks the rear garden and connects seamlessly to the raised decking area, enhancing the sense of indoor-outdoor living.

The kitchen/breakfast room is accessed from the lounge and is fitted with a range of wood-effect wall and base units, complemented by ample worktop space and a breakfast bar. A 'Leisure' range-style cooker is included, and there is space for a dishwasher. A rear-facing window provides a pleasant outlook over the garden, and a side door offers convenient external access. Adjacent to the kitchen is a utility room, also fitted with matching units and worktops, with additional space for white goods along with a cloakroom/w.c. This utility and cloakroom space has been created from the former garage.

There are two bedrooms within the property. The front-facing bedroom is well-sized, while the second double bedroom at the rear has been extended significantly and currently utilised as a principal bedroom and dressing/hobby room. This versatile space benefits from a rear window and French doors opening directly onto the decking area. Completing the accommodation is a modern shower room, fitted with a large enclosure with mains shower, a vanity unit with inset washbasin, and a concealed flush W.C.

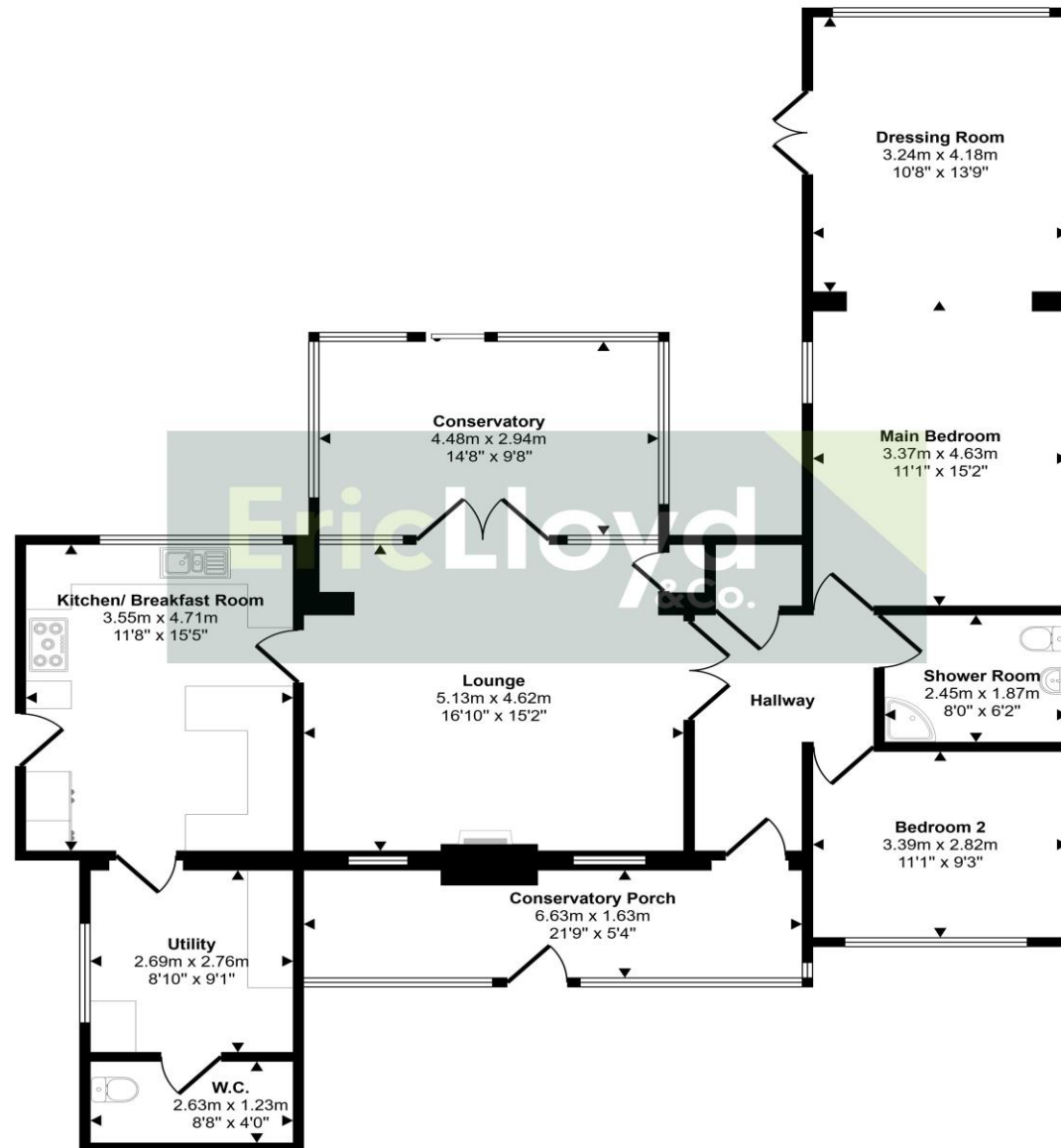
Gas fired central heating is installed within the bungalow along with double glazing.

There are many amenities close-by including supermarkets within walking distance and good transport links to the Torbay ring road and beyond, South Devon College is within 1/4 of a mile. A local bus service is also nearby to the surrounding area and Brixham/Paignton town centres. Overall, this property combines generous outdoor space, perfect for keen gardeners, with flexible accommodation offering significant potential in a desirable location.

Internal viewing is highly recommended.



Approx Gross Internal Area  
134 sq m / 1438 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that standard, superfast and ultrafast broadband is available and that mobile performance is as follows: EE 81% / THREE 80% / VODAPHONE 71% / O2 62%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

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